



PLANNING COMMISSION AGENDA

LEE BRAND, Chair

Commission Members
ROJELIO VASQUEZ, Vice Chair
LORI CHERRY
NAT DIBUDUO
HAL KISSLER
CHARLES VANG

Planning and Development
Director/Secretary
NICK P. YOVINO

Deputy City Attorney
KATHRYN C. PHELAN

The Planning Commission welcomes you to this special meeting.

September 28, 2005

Wednesday

5:00 p.m. to 9:30 p.m.

COUNCIL CHAMBER

2600 FRESNO STREET

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development staff at 559-621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those in attendance at the Planning Commission meeting.

- I. **ROLL CALL**
- II. **PLEDGE OF ALLEGIANCE**
- III. **PROCEDURES**

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all testimony given will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating that time has expired.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

IV. AGENDA APPROVAL

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

V. CONSENT CALENDAR

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

- A. Minutes – Approve minutes for meeting of May 25 and August 3, 2005**
- B. Communications**
- C. Entitlements**

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

VIII. NEW MATTERS

The following plan amendment applications have been submitted for consideration during the 2005 Cycle II filing period in accordance with the Trimester Plan Amendment Program of the Planning Guidelines established by the Fresno City Council to implement the City's Local Planning and Procedures Ordinance, Article 6, Chapter 12, of the Fresno Municipal Code. In addition to the plan amendment applications, the projects described below may include rezone applications to change the subject properties' zone district boundaries and associated special permit and tentative tract map applications providing for development of the subject properties.

VIII. NEW MATTERS (Continued)

- A. Consideration of Plan Amendment Application No. A-04-23, Rezone Application No. R-03-76, and environmental findings, filed by Morning Development II, LLC, pertaining to approximately 17.28 acres of property located on the northwest corner of East Jensen and South Peach Avenues. ***(Filed in 2004 during Cycle III)***
1. Environmental Assessment No. A-04-23/R-03-76/T-5279/C-05-105, determination of initial study to file a Mitigated Negative Declaration.
 2. Plan Amendment Application No. A-04-23 proposes to amend the 2025 Fresno General Plan and the Roosevelt Community Plan for approximately 13.2 acres of the subject site from the office commercial (4.4 acres) and medium density residential (8.4 acres) planned land use designation to the medium-high density residential land use designation (the remaining 4.08 acres are currently planned for medium-high density residential land uses and no change is proposed). The plan amendment application also includes the deletion of the equestrian trail component of the multi-purpose trail designated by the 2025 Fresno General Plan for the segment of East Jensen between South Peach and South Willow Avenues.
 3. Rezone Application No. R-03-76 proposes to rezone the subject property from the AE-5/UGM (*Exclusive Five-Acre Agricultural/Urban Growth Management*) zone district to the R-2/EA/UGM (*Low Density Multiple Family Residential/Expressway Area Overlay/Urban Growth Management*) zone district to allow for a 55-lot multiple family residential subdivision with 148 dwelling units.
 - Roosevelt Community Plan
 - Council District 5 (Councilmember Dages)
 - Staff Member: Arnolando Rodriguez
 - Staff Recommendation: Recommend Approval
 - Will be considered by the City Council
- B. Consideration of Plan Amendment Application No. A-05-05, Rezone Application No. R-05-12, and environmental findings, filed by Valley Land Development, Inc., pertaining to approximately 18.32 acres of property located on the northeast corner of East Jensen and South Peach Avenues.
1. Environmental Assessment No. A-05-05/R-05-12/T-5482, determination of initial study to file a Mitigated Negative Declaration.
 2. Plan Amendment Application No. A-05-05 proposes to amend the 2025 Fresno General Plan and the Roosevelt Community Plan from the commercial office and medium-high density residential planned land use designations to the medium-low density residential land use designation; and includes the deletion of the equestrian trail component of the multi-purpose trail designated by the 2025 Fresno General Plan for the segment of East Jensen Avenue between South Peach and South Minnewawa Avenues.
 3. Rezone Application No. R-05-12 proposes to rezone the subject property from the AE-5/UGM (*Exclusive Five Acre Agricultural/Urban Growth Management*) zone district to the R-1/EA/UGM (*Single Family Residential/Expressway Area Overlay/Urban Growth Management*) zone district.
 - Roosevelt Community Plan
 - Council District 5 (Councilmember Dages)
 - Staff Member: Will Tackett
 - Recommendation: Recommend Approval
 - Will be considered by the City Council

VIII. NEW MATTERS (Continued)

- C. Consideration of Plan Amendment Application No. A-04-27, Rezone Application No. R-04-86, and environmental findings, filed by the Land Dynamics, pertaining to 21.42 acres of property located on the north side of West Barstow Avenue between Highway 99 and the North Bryan Avenue alignment. **(Filed in 2004 during Cycle III)**
1. Environmental Assessment No. A-04-27/R-04-86, determination of initial study to file a Mitigated Negative Declaration.
 2. Plan Amendment Application No. A-04-27 proposes to amend the 2025 Fresno General Plan and West Area Community Plan from the medium-high density residential planned land use to the light industrial land use.
 3. Rezone Application No. R-04-86 proposes to rezone the subject property from the AE-5/UGM (*Exclusive Five Acre Agricultural/Urban Growth Management*) and the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone districts to the M-1/UGM (*Light Manufacturing/Urban Growth Management*) zone district.
 - West Area Community Plan
 - Council District 2 (Councilmember Calhoun)
 - Staff Member: Sandra Brock
 - Staff Recommendation: Recommend Approval
 - Will be considered by the City Council
- D. Consideration of Plan Amendment Application No. A-04-37, Rezone Application No. R-04-112, Conditional Use Permit Application No. C-04-341, and environmental findings, filed by Derrel's Mini Storage, pertaining to 13.44 acres of property located on the west side of South Clovis Avenue between East Jensen and East Church Avenues. The applications would authorize development of a mini-storage project with temporary RV storage and a caretaker's residence. The project also includes the detachment of the subject property from the Kings River Conservation District and the Fresno County Fire Protection District and annexation to the City of Fresno for which the Fresno County Local Agency Formation Commission (LAFCO) is the responsible agency. **(Filed in 2005 during Cycle I)**
1. Environmental Assessment No. A-04-37/R-04-112/C-04-341, determination of initial study to file a Mitigated Negative Declaration.
 2. Plan Amendment Application No. A-04-37 proposes to amend the 2025 Fresno General Plan and the Roosevelt Community Plan from the medium density residential planned land use designation to the office commercial land use designation.
 3. Rezone Application No. R-04-112 proposes to rezone the subject property from the AE-20 (*Exclusive Twenty Acre Agricultural, Fresno County*) zone district to the S-L/UGM (*Storage Limited/Urban Growth Management*) zone district.
 4. Conditional Use Permit Application No. C-04-341 proposes a 3 phase mini storage facility with caretaker residence and temporary RV storage; first phase is for 150,550 square feet of storage structures.
 - Roosevelt Community Plan
 - Council District 5 (Councilmember Dages)
 - Staff Member: Sandra Brock
 - Staff Recommendation: Recommend Approval
 - Will be considered by the City Council

VIII. NEW MATTERS (Continued)

- E. Consideration of Plan Amendment Application No. A-05-01, Rezone Application No. R-05-15, and environmental findings, filed by Lennar Homes, pertaining to approximately 20.05 acres of property located on the northeast corner of South Clovis and East Church Avenues.
1. Environmental Assessment No. A-05-01/R-05-15, determination of initial study to file a Mitigated Negative Declaration.
 2. Plan Amendment Application No. A-05-01 proposes to amend the 2025 Fresno General Plan and Roosevelt Community Plan from the community commercial planned land use designation to the medium-low density residential land use designation.
 3. Rezone Application No. R-05-15 proposes to rezone the subject property from the C-2/UGM (*Community Shopping Center/Urban Growth Management*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
 - Roosevelt Community Plan
 - Council District 5 (Councilmember Dages)
 - Staff Member: Paul Bernal
 - Staff Recommendation: Recommend Approval
 - Will be considered by the City Council
- F. Consideration of Plan Amendment Application No. A-05-07, Rezone Application No. R-05-36, and environmental findings, filed by Sol Development Associates LLC on behalf of owners Winston Capital Group LLC and the Hazel M. Terzian Living Trust, pertaining to 16.73 acres of property located on the northwest corner of East Jensen and North Clovis Avenues. The project also includes the detachment of the subject property from the Kings River Conservation District and the Fresno County Fire Protection District for which the Fresno County Local Agency Formation Commission (LAFCO) is the responsible agency.
1. Environmental Assessment No. A-05-07/R-05-36, determination of initial study to file a Mitigated Negative Declaration.
 2. Plan Amendment Application No. A-05-07 proposes to amend the 2025 Fresno General Plan and the Roosevelt Community Plan to redesignate 8± acres of the subject property from the neighborhood commercial planned land use designation and to redesignate 8.73± acres of the subject property from the medium density residential planned land use designation to the community commercial land use designation.
 3. Rezone Application No. R-05-36 proposes to rezone the subject site from the AE-20 (*Exclusive Twenty Acre Agricultural, Fresno County*) zone district to the C-2/UGM (*Community Shopping Center/Urban Growth Management*) zone district.
 - Roosevelt Community Plan
 - Council District 5 (Councilmember Dages)
 - Staff Member: Sandra Brock
 - Staff Recommendation: Recommend Approval
 - Will be considered by the City Council

VIII. NEW MATTERS (Continued)

- G. Consideration of Plan Amendment Application No. A-05-03, Rezone Application No. R-05-32, and environmental findings, filed by Fresno Supreme, pertaining to approximately 30.7 acres of property located on the westerly side of North Parkway Drive, south of West Herndon Avenue alignment. This project also includes the detachment of the subject property from the Kings River Conservation District and the North Central Fire Protection District and annexation to the City of Fresno for which the Fresno County Local Agency Formation Commission (LAFCO) is the responsible agency.
1. Environmental Assessment No. A-05-03/R-05-32, determination of initial study to file a Mitigated Negative Declaration.
 2. Plan Amendment Application No. A-05-03 proposes to amend the 2025 Fresno General Plan and the West Area Community Plan from the general commercial planned land use designation to the medium-low density residential land use designation for 19.1 acres of the site, and 9.2 acres of the site to be amended from the low density residential planned land use designation to the medium-low density residential land use designation and to amend 0.86 acre of the site from the low density residential planned land use designation to the general commercial land use designation.
 3. Rezone Application No. R-05-32 proposes to rezone the subject property from the R-R (*Rural Residential, Fresno County*) zone district to the C-6/UGM (*Heavy Commercial/Urban Growth Management*) and the R-1-B/UGM (*Single Family Residential/Urban Growth Management*) zone districts.
 - West Area Community Plan
 - Council District 2 (Councilmember Calhoun)
 - Staff Member: David Braun
 - Staff Recommendation: Recommend Approval
 - Will be considered by the City Council
- H. Consideration of Plan Amendment Application No. A-05-04, Rezone Application No. R-05-34, and environmental findings, filed by Central Valley RV, pertaining to approximately 2.1 acres of property located on the south side of West Princeton Avenue, east of North Marks Avenue.
1. Environmental Assessment No. A-05-04/R-05-34, determination of initial study to file a Mitigated Negative Declaration.
 2. Plan Amendment Application No. A-05-04 proposes to amend the 2025 Fresno General Plan and the West Area Community Plan from the heavy commercial planned land use designation to the light industrial land use designation.
 3. Rezone Application No. R-05-34 proposes to rezone the subject property from the C-6 (*Heavy Commercial*) zone district to the C-M (*Commercial and Light Manufacturing*) zone district.
 - West Area Community Plan
 - Council District 1 (Councilmember Boyajian)
 - Staff Member: David Braun
 - Staff Recommendation: Recommend Approval
 - Will be considered by the City Council

VIII. NEW MATTERS (Continued)

I. CONTINUE TO OCTOBER 19, 2005

Consideration of Plan Amendment Application No. A-05-06, Rezone Application No. R-05-35, Conditional Use Permit Application No. C-05-114, and environmental findings, filed by Sol Development Associates LLC on behalf of Kernback LP, pertaining to the northernmost 10.81-acre portion of the 25.91-acre subject property located on the south side of East Kings Canyon Road between South Peach and South Minnewawa Avenues. The project also includes the detachment of the subject property from the Kings River Conservation District and the Fresno County Fire Protection District for which the Fresno County Local Agency Formation Commission (LAFCO) is the responsible agency.

1. Environmental Assessment No. A-05-06/R-05-35/C-05-114, determination of initial study to file a Mitigated Negative Declaration.
2. Plan Amendment Application No. A-05-06 proposes to amend the 2025 Fresno General Plan and the Roosevelt Community Plan for the approximately 10.81 acres from the open space/community park and the alternative medium-low density residential planned land use designation to the office commercial land use designation.
3. Rezone Application No. R-05-35 proposes to rezone the northern 10.81-acre portion of the subject site from the AE-20 (*Exclusive Twenty Acre Agricultural, Fresno County*) zone district to the S-L/UGM (*Storage Limited/Urban Growth Management*) zone district.
4. Conditional Use Permit Application No. C-05-114 proposes a mini-storage facility with caretaker residence and RV storage.
 - Roosevelt Community Plan
 - Council District 5 (Councilmember Dages)
 - Staff Member: Kevin Fabino
 - Staff Recommendation: Continue Hearing to October 19, 2005

VIII. NEW MATTERS (Continued)

- J. Consideration of Plan Amendment Application No. A-05-08, Rezone Application No. R-05-37, and environmental findings, filed by Sol Development LLC, pertaining to approximately 1.47 acres of property located on the northeasterly corner of North Blackstone and East Clinton Avenues.
1. Environmental Assessment No. A-05-08/R-05-37, determination of initial study to file a Mitigated Negative Declaration.
 2. Plan Amendment Application No. A-05-08 proposes to amend the 2025 Fresno General Plan and the McLane Community Plan from the general heavy commercial (Blackstone Avenue frontage) and medium density residential planned land use designations to the neighborhood commercial land use designation.
 3. Rezone Application No. R-05-37 proposes to rezone the subject property from the C-P (*Administrative and Professional Office*), C-5 (*General Commercial*), P (*Off-Street Parking*), and R-1 (*Single Family Residential*) zone districts to the C-1 (*Neighborhood Shopping Center*) zone district in order to develop a super drugstore with drive-through window. The development of the project will include the removal of existing commercial and residential structures.
 - McLane Community Plan
 - Council District 7 (Councilmember Perea)
 - Staff Member: Donn Beedle
 - Staff Recommendation: Recommend Approval
 - Will be considered by the City Council

IX. REPORT FROM SECRETARY

- A. Consideration of modification to the City of Fresno Cellular Tower Policy

X. UNSCHEDULED ORAL COMMUNICATIONS

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

XI. ADJOURNMENT